



# Maple Hills Apartments



## Chattanooga, Tennessee

### Two & Three-Bedroom Apartment Homes

Maple Hills Apartments is a 48-unit affordable family rental community located in Chattanooga. Each two- and three-bedroom townhome boast spacious floor plans, fully-equipped kitchens, covered front porches and rear patios with exterior storage, and resident-controlled heating and cooling. Community amenities include a clubhouse with computer room, abundant green space, professionally landscaped grounds, on-site management and maintenance, and close proximity to shopping, dining, and public transportation. Many features were included to ensure energy and water efficiency, and maximize durability to provide an optimal living environment. Some of these features include Energy Star appliances and lighting, water-efficient appliances and plumbing fixtures, low-emitting and recycled content materials, and drought-resistant plants and trees.

#### COMMUNITY AMENITIES:

- Inviting resident clubhouse
- Business center with computer stations
- On-site management and supportive services
- Maintenance with 24-hour emergency call service
- Professionally landscaped grounds
- All prospective new residents receive in depth and standardized credit, criminal, and landlord background screening through a third-party reporting agency that specializes in tenant screening.

#### RESIDENCE FEATURES:

- Spacious apartments with open floor plans
- Fully equipped, modern kitchen including dishwasher and electric range
- Washer and dryer in every home
- Carpeted bedrooms, vinyl living areas
- Ceramic-tiled baths
- Central A/C
- Resident is responsible for water and electric (heating, cooling, cooking).

#### Contact Us:

2515 Gilbert Street | Chattanooga, TN 37406  
 T: 423.622.4399 | F: 423.622.4459 | TDD: 800.545.1833 x646  
 E: [MapleHills@Pennrose.com](mailto:MapleHills@Pennrose.com)  
[Maple-Hills-Apts.com](http://Maple-Hills-Apts.com)

Leasing Office Hours: Monday - Friday, 8:30 am - 5:00 pm

\*Income Restrictions Apply

## PROGRAMS AND ELIGIBILITY

Program requirements are specific to the property and individual unit. Eligibility for programs depends on several factors including: the number of people in the household, the total annual household income, credit and criminal background screening, and other criteria. The following rent programs are offered: Low-Income Housing Tax Credit, ACC, Project-Based Vouchers (PBV)

## HOW TO APPLY

Complete the property Pre-application, available on the website or in person. Please contact the office if you would like a Pre-application emailed or mailed to you. Return the completed, signed, and dated Pre-application to the property via mail, email, fax, or in person.

If there is an available unit that your household qualifies for, you will be contacted to schedule an application interview. Please plan to bring the following:

- Social Security Card(s) for each household member.
- Original Birth Certificate(s) for each household member.
- Addresses of your employer, bank, Social Security Office, and all other information pertaining to income.

If there are no units currently available that your household qualifies for, you will be mailed a Confirmation of Pre-application via U.S. Mail and placed on the property's waiting list. You will be contacted when a unit that your household qualifies for becomes available.

Upon receipt of the signed and completed Pre-application, credit, criminal, and landlord screening will be processed.

## INCOME LIMITATIONS & RENTS

(Effective 3/21 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
2 Bedroom	2 people	Up to \$30,540	50 & 60%	Based on Income
	3 people	Up to \$34,860		
	4 people	Up to \$39,240		
3 Bedroom	3 people	Up to \$34,860	50 & 60%	Based on Income
	4 people	Up to \$39,240		
	5 people	Up to \$43,560		
	6 people	Up to \$47,100		